

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
2005 COMPREHENSIVE PLAN WORK SESSION #14
Monday, August 9, 2004**

A work session of the Williamsburg Planning Commission was held on Monday, August 9, 2004, at 6:30 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Young, Pons, McBeth, Rose and Smith. Absent were Commissioners Friend and Hertzler. Also present were Planning Director and Zoning Administrator Murphy.

Mr. Young called the meeting to order.

OPEN FORUM

No one spoke in the open forum.

COMPREHENSIVE PLAN UPDATE

Mr. Nester reviewed commercial and economic land use and zoning regulations. The following points were made:

Limited Business Districts (Mixed Use and Office land use in Comprehensive Plan)

- LB-1: Consider increasing residential density to encourage use of second floors of new and existing buildings. Existing density is 8 units/net acre; 20-22 units/net acre should be considered.
- LB-3: Review existing residential density of 8 units/net acre. Could leave as is or raise to 14 units/net acre. This is adjacent to both RS-2 and RM-1 areas.

Business Districts (Downtown, Corridor Commercial and General Commercial land use in the Comprehensive Plan)

- B-1: Consider increasing residential density to match LB-1 District to encourage use of second floors of new and existing buildings. Existing density is 14 units/net acre; 20-22 units/net acre should be considered.
- B-2: Review permitted and special use permit uses, and consider whether or not more residential uses be allowed (only residential allowed is multifamily condominiums at 14 units/net acre, but in not more than 50% of a building).

- B-3: Consider reconfiguration to make this an “auto-oriented” district, with uses such as auto dealers and service establishments allowed by right. Also consider whether or not more residential uses be allowed (only residential allowed is multifamily condominiums at 14 units/net acre, but in not more than 50% of a building).

Other Districts (Economic Development land use in the Comprehensive Plan)

- ED: Reconfigure permitted and special use permit uses to allow a mixed-use development with a strong residential component. This would accommodate the new plans for High Street, and allow greater flexibility for the proposed Riverside development (CWF Planning Area).

New Districts

- Mixed Use: Consider a new mixed use designation that could encompass the existing Mixed Use land use on the south side of Richmond Road between Brooks Street and Williamsburg Shopping Center (B-3 zoning), the existing Office land use on the north side of Richmond Road between Brooks Street and Westover Street (LBR zoning), and the General Business land use across from the Williamsburg Shopping Center that includes Westover and Bacon Streets (B-3 zoning). This would be a transitional district between the Richmond Road commercial corridor and the residential uses beginning at Brooks Street. The uses would be more restrictive than B-3, less restrictive than LBR, and would allow a residential component at an appropriate density.

Mixed Use land use on the Future Land Use map

- Ironbound Road areas
 - South of Berkeley Middle School – is this 10-acre area best designated for mixed use, or would a higher density residential category be a better fit? This could be a site for future student-oriented housing.
 - Eastern State corner (beside Wales subdivision at the Longhill Connector/Ironbound Road intersection) – is mixed use the appropriate designation for this area?
- Downtown areas
 - City Square area (LB-1) – no changes needed.
 - Richmond Road area (RDT) – includes Baptist and Presbyterian Churches. is Mixed Use the best land use designation? Downtown Commercial would be the other appropriate designation.
- Midtown area
 - Richmond Road between Brooks Street and Williamsburg Shopping Center (LB-2 recommended) – the Mixed Use, Office, and a portion of the General Commercial land use areas could be combined into a new Mixed Use designation as previously discussed.

Commercial land use on the Future Land Use map

- General Commercial land use: consider limiting the General Commercial (B-3 zoning) designation to the Second Street area. This could become the City's heavy commercial area, with less restrictive regulations for automobile related uses. General Commercial land use would be eliminated from the Williamsburg/Monticello Shopping Center area. Consider designating the Corridor Commercial area on Mooretown Road as General Commercial, which is more in keeping with the surrounding land uses (campground, mini-storage, concrete plant) and the M-1 zoning in James City County.
- Corridor Commercial land use: consider designating the Williamsburg/Monticello Shopping Center area as Corridor Commercial (B-2 zoning).
- Downtown Commercial land use: review the Braxton Court area in conjunction with the WRHA rehabilitation program to see if any adjustments to the Downtown Commercial designation (B-1 zoning) are needed.

Economic Development land use

- High Street area: include all of the High Street property in the Economic Development land use designation. Two properties that have been added (Williamsburg Chrysler-Jeep-Kia and Carolyn Court Motel) are designated as Corridor Commercial land use instead of Economic Development land use.
- Riverside area (CWF planning area): review the areas designated as Economic Development (ED zoning). There is a small area between Quarterpath Road and the Economic Development land use area that is designated Corridor Commercial land use, and which may better be designated as Economic Development land use.

Mr. Pons raised a question about regulating the number of hotels in the City. Mr. Nester said that the Zoning Ordinance does not regulate the number of hotel rooms – that is determined by the market. There was a continued discussion of this issue.

Mr. Pons said that he agreed that Mooretown Road should be planned and zoned to be consistent with its neighbors, and that there should be a unified Economic Development zoning for the High Street and Riverside properties.

Higher density housing was discussed, and Mr. Young suggested that additional examples be provided for the Commission.

Mr. Hertzler said that there has been a substantial number of hits on his web site, which is generating many comments.

OPEN FORUM

John Keane, 718 Jamestown Road, handed out a letter pertaining to B&B uses. The letter requested that either the maximum number of rooms be increased from four to eight

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rooms, or that a new category be created for a small “Inn” that would allow present and future B&Bs which are owner occupied and which meet the zoning criteria the ability to rent up to eight rooms.

Tom Patton, 505 Capitol Court, said that B&Bs should be defined in the Zoning Ordinance.

It was a consensus of the Commission to look further into the B&B issue.

Robert Forrest, Richmond Road, asked about parking requirements in the City, and wondered if too much parking was being required instead of making improvements to mass transit.

Stewart Goddin, 715 Goodwin Street, questioned parking requirements, and said that if you want a higher density mixed use residential development off-site parking needs to be allowed. Mr. Nester said that residential uses in the downtown parking district are required to have one parking space on the lot where the dwelling units are located.

The meeting adjourned at 8:30 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission